

**MINUTES  
VILLAGE OF LAKE PARK  
PLANNING BOARD  
3801 LAKE PARK ROAD, LAKE PARK, NC  
OCTOBER 16, 2019**

**Planning Board Members Present:** Jonathan McDaniel, Bjarne Hansen, Rob Bowlin and Harrison Walser.

**Village Attorney:** Ken Swain

**Zoning Administrator:** Cheri Clark

**Call to Order:** Jonathan McDaniel called the October 16, 2019 meeting to order.

**Pledge of Allegiance:** Jonathan McDaniel led the Pledge of Allegiance.

**Public Comments:** There were no public comments.

**Approval of Minutes:** Bjarne Hansen made the motion to approve the July 16, 2019 Planning Board minutes as presented. Rob Bowlin seconded the motion. Vote – Unanimous.

**Changes to the Agenda:** There were no changes to the Agenda.

**Text Amendment Changes:** Cheri Clark shared that the Village of Lake Park fence guidelines are designed more for residential and general business needs not industrial. Planning Board was provided with copies of the existing Industrial Fence guidelines throughout Union County. The Village has three pieces of property that are zoned Industrial. Planning Board discussed at the length the proposed text amendment changes to address Industrial Fencing.

**9.3.3 Exceptions and Modifications for Fences and Walls.**

The following exceptions and modifications to the standards set forth in 9.3.2 shall be permitted for fences and walls within the Industrial District, as well as for uses classified in the Utilities Category in Section 8.3.10.

- (A) In addition to the permitted materials specified in 9.3.2(A)(1), fences constructed of chain link (coated or uncoated) are permitted along side and rear property lines, provided that the buffer and/or required screening is in place and the fence is erected on the interior side of the buffer.
- (B) In addition to the permitted materials specified in 9.3.2(A)(1), fences constructed of vinyl coated chain link (either black or dark green) are permitted along front property lines,

provided that the required street yard landscaping is in place and the fence is on the interior side of the landscaped area.

(C) Fences shall be a maximum of eight (8) feet tall and a minimum of six (6) feet tall along all property lines and a minimum of six (6) feet tall along front property lines. The board wants the back and adjacent sides to be uniform in height only the front can be shorter.

(D) Barbed wire security fencing may be erected on the top of a permitted fence or wall, provided that the lowest strand of wire is at least six (6) feet above grade. Concertina wire is permitted along side and rear property lines only. Such additional barbed wire or concertina wire may not extend more than two (2) feet above the top of the fence. The Board does not want barbed wire, concertina wire or electric fencing therefore all security type wiring is prohibited.

(E) Decorative columns or posts are not required for Industrial fences and walls nor are breaks or changes in the wall plane.

On the proposed Solar Panel text amendment, the Board would like to know why the Maximum Electric Generation Capacity needs to be addressed with the way technology is changing. The current proposed language reads as follows: The electric generation capacity of solar energy panels shall not exceed 200% of the energy requirements for the residence with which they are associated. Such capacity requirements shall be evidenced by the last two years of electric utility bills and a licensed electrical contractor or electrical engineer shall certify that the capacity of the solar panels do not exceed this limit.

**Board Comments:** There were no Board comments.

**Setting Agenda for Next Month's Meeting:** No changes to the Agenda.

**Adjourn:** Bjarne Hansen made the motion to adjourn. Rob Bowlin seconded the motion. Vote – Unanimous.

Respectfully Submitted,

*Cheri Clark*

Cheri Clark  
Village Administrator

